

Manufactured Homes

General

A manufactured home is subject to local property taxation if sold new on or after July 1, 1980, or if the owner of the manufactured home requests conversion from the vehicle license fee to local property taxation. Pursuant to [section 5801\(b\)\(2\)](#), manufactured homes are not classified as real property and, therefore, are classified as personal property. However, manufactured homes are treated and valued similar to real property assessed under the provisions of article XIII A of the California Constitution. That is, [section 5804](#) requires that a manufactured home subject to local property tax be assigned a base year value as of the most recent change in ownership. In years subsequent to the establishment of the base year value, [section 5813](#) provides that the assessor must enroll the lesser of: (1) the base year value adjusted for inflation, or (2) full cash value.

Manufactured homes can be situated in a mobilehome park or on land outside of a mobilehome park. The land may be owned in fee by the owner of the manufactured home or it may be rented or leased. For those manufactured homes located in a mobilehome park, a mobilehome park may be a resident-owned park or a rental park.

Since owners of manufactured homes subject to property taxation on rented or leased land, whether inside or outside of a park, do not own the land on which the manufactured home is located, full cash value does not include site value. [Section 5803\(b\)](#) states that full cash value does not include any value attributable to the particular site where the manufactured home is located that would make the sale price of the manufactured home at that location different from some other location on rented or leased land. Thus, when valuing a manufactured home located on rented or leased land, the assessor must deduct from the sale price any value that may be attributable to site influence.

Pursuant to [section 5801\(b\)\(1\)](#), a manufactured home does not include a manufactured home which has become real property by being affixed to land on a permanent foundation system pursuant to section 18551 of the Health and Safety Code, and it is taxed as all other real property is taxed. Once a manufactured home has been permanently affixed to an approved foundation and has met all of the necessary criteria in accordance with Health and Safety Code section 18551, it is excluded from the definition of a manufactured home and it is reclassified as real property, subject to the same valuation as a conventional home.

Scope of Review

The BOE's assessment practices survey team evaluates the assessor's practices and procedures with respect to the assessment of manufactured homes. The specific areas of review may include, but are not limited to, the following:

General Program Elements

- Does the assessor have written procedures, policies, and/or forms regarding the discovery and assessment of manufactured homes?
- Does the assessor enroll manufactured homes as personal property on the secured roll? If not, why, and how are they classified and enrolled?
- How are manufactured homes identified on the roll?
 - Fictitious parcel number?
 - Actual assessor's parcel number (APN) of the underlying property with a suffix identifier at the end?
 - Specific use code?
 - Other method?
- How many mobilehome parks are located in the county? How many of those parks are resident-owned parks?
- How many manufactured homes on the roll are located in mobilehome parks? What is their total assessed value?
- How many manufactured homes on the roll are located on land owned in fee or on leased land located outside of a mobilehome park? What is their total assessed value?
- How many manufactured homes have been permanently affixed to an approved foundation in accordance with Health and Safety Code section 18551?
 - Does the assessor verify that the manufactured home is affixed to an approved foundation?
 - Does the assessor require proof of recordation of the notice of affixation, form HCD 433A, *Notice of Manufactured Home, Mobilehome or Commercial Modular – Installation on a Foundation System*?
 - Does the assessor reclassify these manufactured homes as real property on the secured roll once it has been verified that the manufactured home has been permanently affixed to an approved foundation?

Discovery

- How does the assessor discover potentially assessable manufactured homes?
 - Periodic listings from the Department of Housing and Community Development (HCD), such as new sales, resales, change of situs, and voluntary conversions of licensed manufactured homes to local property taxation?
 - Dealer reports of sale?
 - Building permits?
 - Other?
- How does the assessor discover potentially assessable manufactured home accessories? How are these accessories classified?

Valuation

- How does the assessor value manufactured homes?
 - Sale price?
 - Local market cost data?
 - Unit cost factors from Assessors' Handbook Section 531.35, *Manufactured Housing*?
 - National Automobile Dealers Association *Manufactured Housing Cost Guide* (NADA)?
 - Other method?
- For those manufactured homes located on rented or leased land, does the assessor deduct for any site influence that may be included in the sale price?
- Does the assessor value manufactured home accessories?
- Does the assessor value manufactured home accessories for pre-1977 licensed manufactured homes located in rental parks?
- Does the assessor perform annual reviews for potential declines in value of all manufactured homes located in the county?
 - Does the assessor value all manufactured homes each year or only a selected number?
 - Does the assessor value each manufactured home individually? or
 - Does the assessor value all manufactured homes on a mass basis?
 - Using a standard percentage deduction? If so, is this percentage deduction based on a supported decline-in-value study?
 - Using some other mass appraisal method?
- Does the assessor properly issue supplemental assessments for manufactured homes and/or manufactured home accessories?
 - Manufactured homes sold new?
 - Manufactured homes experiencing a change in ownership?
 - Manufactured homes involving new construction?
 - Licensed manufactured homes voluntarily converted to local property taxation?
 - Manufactured homes being relocated?
 - From one mobilehome park to another?
 - From land outside of a mobilehome park to a space within a mobilehome park?
 - From a space within a mobilehome park to land outside of a mobilehome park?
 - Manufactured homes newly moved into California?
- Does the county have a low-value ordinance that exempts manufactured homes and/or manufactured home accessories that fall below a certain value? If so, what is the low-value threshold?
- Does the assessor exempt manufactured homes owned by banks or financial institutions?

- Does the assessor exempt manufactured homes held in dealer's inventory, regardless of whether the manufactured home is located on a sales lot or in a dealer-owned rental park?
- Does the assessor provide relief for manufactured home owners under the provisions of the Servicemembers Civil Relief Act (SCRA), formerly known as the Soldiers' and Sailors' Civil Relief Act (SSCRA)? If so, how many manufactured homes in the county receive SCRA relief?

Resident-Owned Mobilehome Parks

- Does the assessor follow the statutory provisions for exclusions and limitations of manufactured homes located in resident-owned parks?
- Does the assessor receive Change in Ownership Statements (COS) from transferees of spaces in resident-owned parks that do not utilize recorded deeds to transfer ownership interests in the park?
- Does the assessor receive annual reports of transferred spaces from resident-owned parks that do not utilize recorded deeds to transfer ownership of spaces or lots in the park?
- Has the assessor corrected the base year values of those spaces in resident-owned parks that transferred between January 1, 1989 and January 1, 2002?
- When valuing a manufactured home in a resident-owned park, does the assessor properly allocate the sale price in accordance with [section 5803](#)? If not, why and what alternate method is utilized?